

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0079 (11713 Jollyville Road)**Z.A.P. DATE:** October 2, 2018**ADDRESS:** 11713 Jollyville Road**DISTRICT AREA:** 10**OWNER/APPLICANT:** Asian American Cultural Center, LLC (Amy Wong Mok)**ZONING FROM:** LO**TO:** GR-MU**AREA:** 2.74 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is grant GO-MU-CO, General Office-Mixed Use-Conditional Overlay District, zoning. The conditional overlay will prohibit access to the residential street, Rain Forest Cove, to the north.

ZONING AND PLATTING COMMISSION:**DEPARTMENT COMMENTS:**

The property in question is currently developed with a community recreation use and a day care facility. There are single family residences, SF-2 zoning, to the north. To the east, there is an office complex and single family/duplex residential uses (LO-MU-CO, SF-2 and SF-3 zoning) along Bell Avenue. There is a medical office use, LO-CO zoning, to the west. The tracts of land to the south, across Jollyville Road, are developed with a day care facility and office uses (W/LO and LO-CO zoning). The applicant is requesting GR-MU zoning because they would like to expand the existing cultural center on the property. The applicant is requesting the Mixed Use Combining District to allow for the addition of senior housing at this location in the future (please see the applicant's request letter – Attachment A).

The staff is recommending GO-MU-CO, General Office-Mixed Use-Conditional Overlay Combining District, zoning for this property. The proposed location meets the intent of the GO-MU district as the General Office district will permit office uses, civic uses and some low intensity commercial uses at this location fronting onto Jollyville Road, an arterial roadway. The Mixed Use designation will allow for a combination of those uses with residential development on the site providing for services to meet community and city-wide needs.

The staff cannot support the applicant's request of GR zoning at this location because the Community Commercial District would allow for intensive commercial uses/site development standards and this property backs up to a single family neighborhood and residential zoning (SF-2, SF-3) to the north and east. In addition, this tract of land is located within the US 183/Jollyville Road Study which recommends a 120-foot office buffer along the eastern side of Jollyville Road to provide for a transition from the commercial uses fronting US Highway 183 to the office and residential uses on western side of Jollyville Road. The 120-foot office buffer has been applied consistently in this area to date. The staff's recommendation of GO-MU zoning will allow for uses that are consistent with the surrounding office zoning patterns and will provide for a transition in the intensity of uses facing Jollyville Road to the residential uses to the north (Rain Tree Estates Neighborhood). This property

will be subject to Compatibility Standards along the north and east property lines adjacent to the SF-2, SF-3 zoning and existing single family residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO	Community Recreation (Asian American Cultural Center), Day Care Facility (The Magic Dragon Pre School and After School Program)
<i>North</i>	SF-2	Single-Family Residences (Rain Tree Estates Neighborhood)
<i>South</i>	W/LO, LO-CO, SF-2	Day Care (Arbor Montessori Academy), Office Structures (The Timothy Center, Austin House Calls, Cook Advertising Specialties, Inc., Lone Star Floors, Jman Fitness, eFueling Technologies)
<i>East</i>	SF-3, LO-MU-CO	Office (Ann Webb Skin Clinic & Institute, AW Wellness Studio)
<i>West</i>	LO-CO, SF-2	Office (Austin Orthodontics), Single-Family Residence

AREA STUDY: U.S. 183/Jollyville Road Area Study

(The U.S. 183 Study was approved by the City Council in November of 1978. The Area Study recommended that a 120-foot deep strip of land along Jollyville Road be zoned "O" Office zoning (which was converted to LO, Limited Office, in 1985) and that a 200 foot strip of land along the west side of Jollyville Road be zoned "A" Residence (which was converted to SF-3, Family Residence, in 1985). The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date. The policy of SF-3 on the west side of Jollyville Road was never approved or implemented, and today the west side of Jollyville Road is primarily zoned office and multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

TIA: Waived

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Bike Austin
 Bull Creek Foundation
 Friends of Austin Neighborhoods
 Long Canyon Homeowners Association
 Mountain Neighborhood Association (MNA)
 Neighborhood Empowerment Foundation
 North Austin Coalition
 North Oaks Neighborhood Association
 NW Austin Working Group
 Raintree Estates

SELTEXAS

Sierra Club, Austin Regional Group

TNR BCP – Travis County Natural Resources

SCHOOLS: Austin Independent School District

North Oaks Elementary School

Canyon Vista Middle School

Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0228 (11722 Bell Avenue)	SF-2 to SF-3	12/18/07: Approved staff recommendation of SF-3 zoning by consent (8-0); K. Jackson-1 st , J. Shieh-2 nd .	1/17/08: Approved SF-3 zoning by consent (7-0); all 3 readings
C14-2007-0148	SF-2, LO to LO	10/02/07: Approved staff's recommendation for LO-CO zoning with 35' height limit (6-0, C. Hammond, B. Baker-absent)	11/08/07: Approved ZAP recommendation for LO-CO zoning (7-0); 2 nd /3 rd readings
C14-2007-0123	SF-2 to GR-MU	10/02/07: Approved staff's recommendation for LO-MU-CO zoning (6-0, B. Baker, C. Hammond-absent); K. Jackson-1 st , T. Rabago-2 nd .	11/08/07: Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No) 11/29/07: Approved LO-MU-CO on 2 nd /3 rd readings (5-0, Kim, Martinez-off dais)
C14-2007-0082	LO, LR to GR-MU	7/17/07: Approved staff's recommendation of GR-MU-CO zoning with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved GR-MU-CO zoning on all 3 readings (7-0)
C14-2007-0081	LR-CO to Tract 1: LO, Tract 2: GR-MU	7/17/07: Approved staff's recommendation of LO-CO zoning for Tract 1 and GR-MU-CO zoning for Tract 2 with added prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0)	8/23/07: Approved LO-CO and GR-MU-CO zoning on all 3 readings (7-0)
C14-06-0172	LO to Tract 1(1.570 acres): GR-MU (for 866 to 896 ft above sea level) and MF-6 (for 896 to 986 ft	10/17/06: Approved GR-MU-CO zoning on Tract 1 for an area 866 to 896 ft above sea level and MF-6-CO zoning for an area 896 to 926 ft above sea level; with conditions of a 60-foot height limit and 2,000 vehicle trip limit and approved LO-	1/25/07: Approved GR-MU-CO for Tract 1 and LO-CO for Tract 2 (6-0); all 3 readings

	above sea level) Tract 2(0.424 acres): LO-MU (an area 120 ft in depth on the site from the property line along Jollyville Road)	MU-CO zoning on Tract 2; with conditions of 2,000 vehicle trip limit, limit site to 'LO' district uses and residential accessory uses (prohibiting dwelling units). Vote: 9-0; K. Jackson-1 st , J. Martinez-2 nd . 1/09/07: Approved staff rec. of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with a 2,000 vehicle trip limit per tract (6-0, B. Baker, S. Hale, J. Martinez-absent); J. Pinnelli-1 st , C. Hammond-2 nd .	
C14-06-0013	GR, SF-2 to MF-6* *On 4/27/06, the agent requested to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line.	5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1 st , B. Baker-2 nd . Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1 st , B. Baker-2 nd . Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1 st , J. Pinnelli-2 nd .	6/22/06: Case withdrawn by applicant
C14-02-0088	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services (7-0); all 3 readings
C14-01-0160	LO to GO	Withdrawn by applicant on 12/14/01	N/A
C14-99-0040	SF-2 to GO	4/06/99: Approved staff rec. of LO (9-0)	5/06/99: Approved PC rec. of LO (6-0); all 3 readings
C14-97-0118	SF-2 to SF-3	10/07/97: Approved staff's rec. of SF-3 (8-0)	11/06/97: Approved PC rec. of SF-3 (7-0); all 3 readings
C14-97-0067	LO, SF-2 to LO	7/22/97: Approved staff rec. of LO by consent (8-0)	8/21/97: Approved LO (5-0); all 3 readings
C14-93-0141	SF-2 to GR	11/16/93: Approved LO and GR-CO: On Tract 2 - General Retail Sales (General and Convenience)	12/02/93: Approved LO and GR-CO (7-0); all 3 readings

		uses shall be a max FAR of 13,269 sq. ft.; Restaurant (Drive-in, Fast Food) use shall be a max FAR of 3,163 sq. ft.; Restaurant (General) use shall be a max FAR of 9,735 sq. ft.; Food Sales use shall be a max FAR of 11,259 sq. ft.; Financial Services use shall be a max FAR of 11,500 sq. ft.	
C14-93-0070	LO to LI-PDA	7/20/93: Approved LI-PDA (9-0)	8/05/93: Approved LI-PDA (6-0); 1 st reading 12/16/93: Approved LI-PDA 6-0); 2 nd /3 rd readings
C14-92-0133	SF-2, SF-3, SF-6, LO, GO to MF-2	5/23/93: Approved MF-2 w/ conditions (6-0): limit density to 224 dwelling units; no structure shall be constructed within 50 feet of SF-2 zoning, any structure beyond the 50 foot setback, within 400 feet of Ladera Vista Drive shall not exceed 32 feet in height; allow only emergency access to Taylor Draper Lane; maintain a 50 foot vegetative buffer along Taylor Draper Lane; construct a six foot high privacy fence along Taylor Draper Lane; no structures within 220 feet of Taylor Draper Lane, any structure within 80 feet of the 220 foot setback shall not be 32 feet or higher within said 80 foot strip of land; construct a six foot high privacy fence along the property abutting single-family zoned lots.	6/03/93: Approved MF-2-CO (6-0); 1 st reading 6/10/93: Approved MF-2-CO (5-0); 2 nd /3 rd readings
C14-92-0051	SF-2 to MF-2	8/27/92: Approved MF-2-CO: limit density to 17.3 units per acre, driveway access for the property shall be reviewed and approved at the time of site plan be Transportation review.	9/03/92: Approved MF-2-CO on all 3 readings
C14-90-0056	SF-2 to LO	10/09/90: Approved LO (6-0-2, SR/HG-abstain)	10/18/90: Approved LO (6-0); 1 st reading 1/10/91: Approved LO; 2 nd /3 rd readings
C14-90-0050	LO to LI-PDA	9/11/90: Approved staff rec. of LI-PDA (7-0)	9/13/90: Approved LI-PDA (6-0); 1 st reading

			4/25/91: Approved LI-PDA on 2 nd /3 rd readings
C14-89-0024	SF-2, GO to GR	5/23/89: Approved GR & SF-2	6/29/89: Approved GR & SF-2 (6-0); 1 st reading 10/04/90: Approved GR & SF-2 (7-0); 2 nd /3 rd readings
C14-89-0022	LO to GR	6/27/89: Approved GR-CO and LR w/conditions: No direct vehicular access to Thunder Creek or Stanwood Road; Food Sales use shall be a max FAR of .041 to 1; General Retail Sales (General and Convenience) uses shall be a max FAR of .08 to 1; Restaurant (General and Limited) uses shall be a max FAR of .009 to 1; Restaurant (Drive-In, Fast Food) uses is restricted to a FAR of .003 to 1; FAR calculations shall be based on the combined area of Tract 1 (29.909 acres) and Tract 2 (1.482 acres); uses shall comply with the TIA.	7/27/89: Approved GR-CO and LR w/conditions on 1 st reading 1/18/90: Approved GR-CO and LR-CO on 2 nd /3 rd readings

RELATED CASES: C8-93-0015.0A Subdivision Case

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro
Jollyville Road	96'	MAD-4	Major Arterial	Yes	Yes, Bike Lane	Yes

CITY COUNCIL DATE: November 1, 2018

ACTION:

ORDINANCE READINGS: 1st

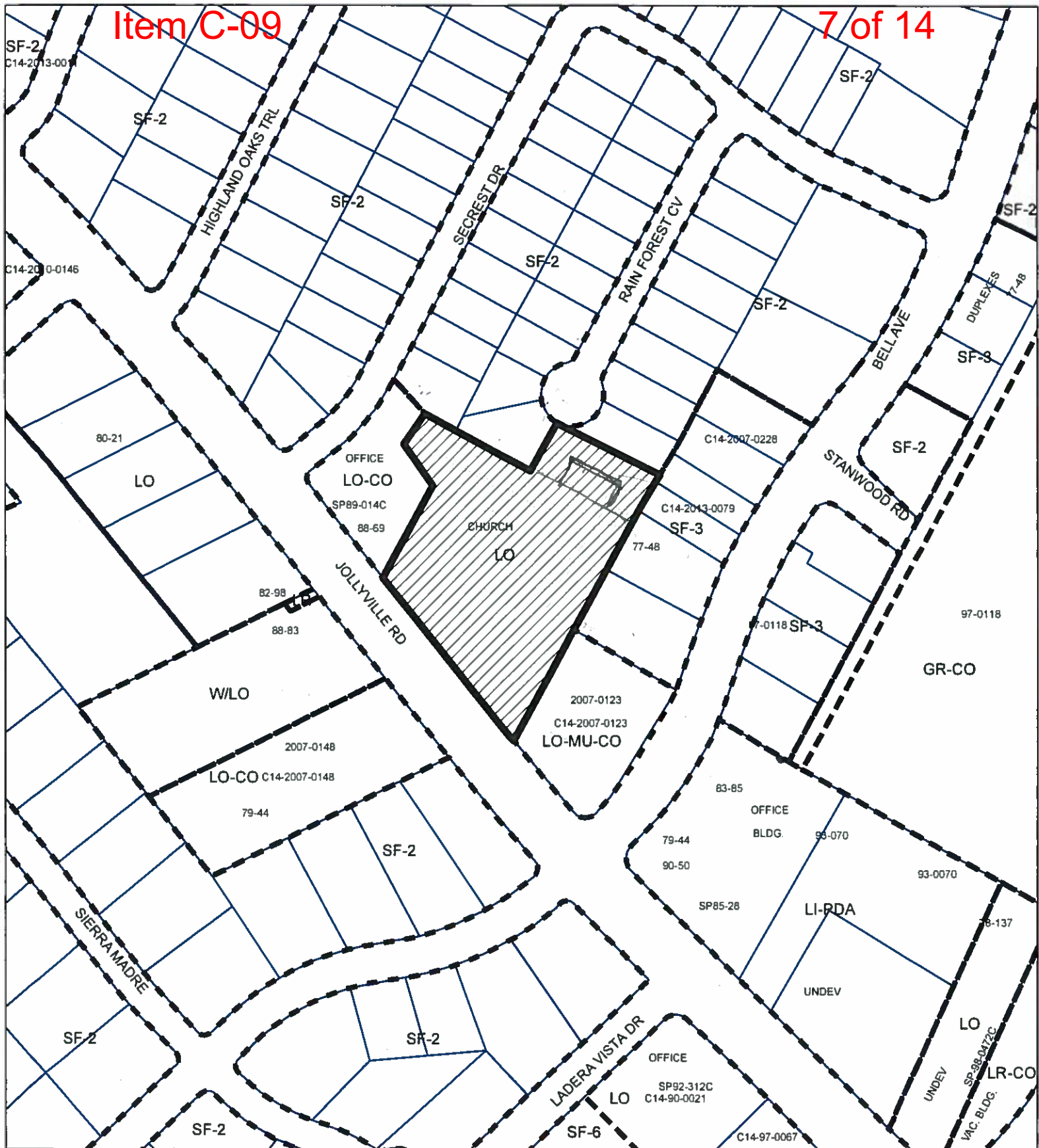
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

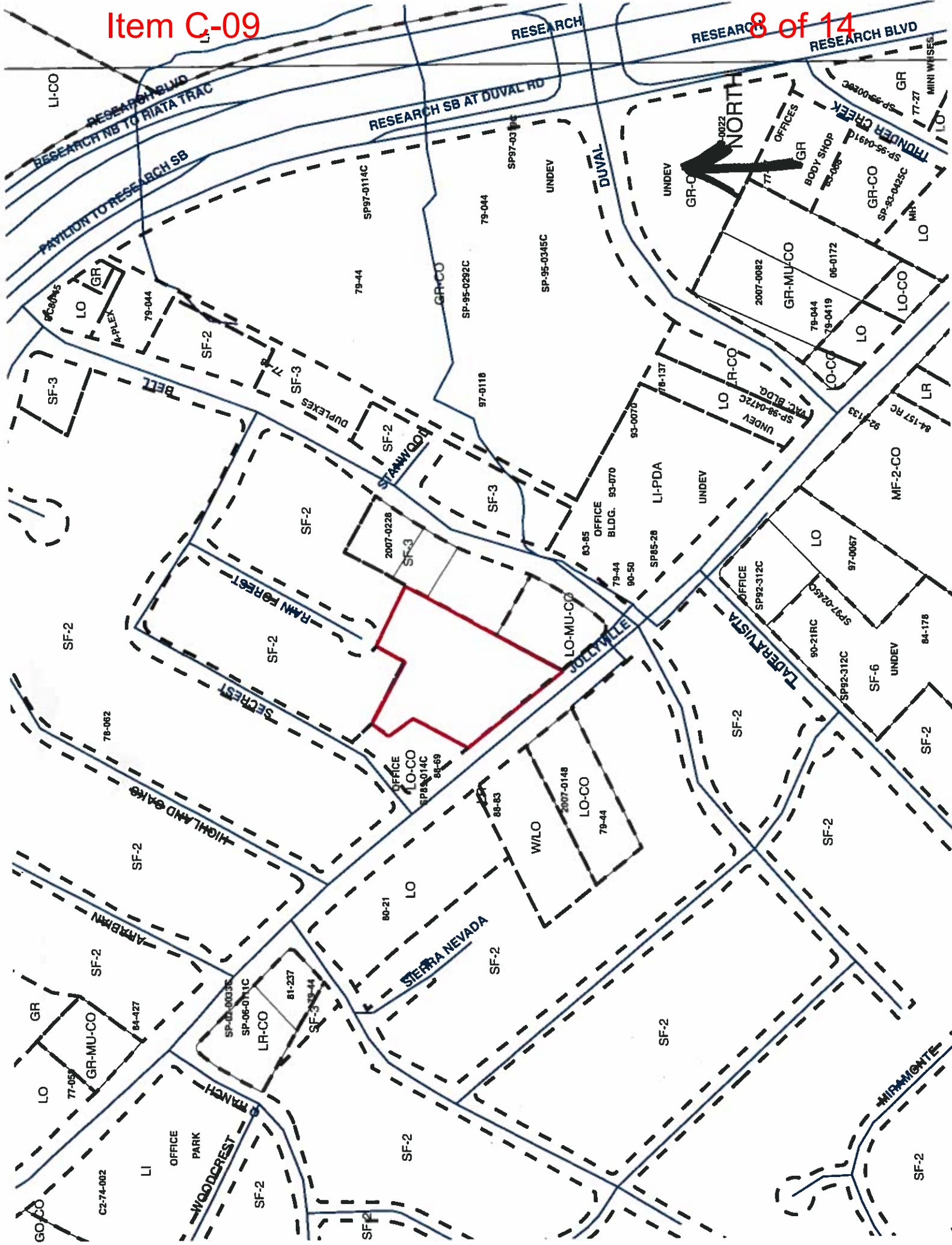
Zoning Case
C14-2018-0079

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







STAFF RECOMMENDATION

The staff's recommendation is grant GO-MU-CO, General Office-Mixed Use-Conditional Overlay District, zoning. The conditional overlay will prohibit access to the residential street, Rain Forest Cove, to the north.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GO-MU zoning will allow for uses that are consistent with the surrounding office zoning patterns and will provide for a transition in the intensity of uses facing Jollyville Road to the residential uses to the north (Rain Tree Estates Neighborhood). This property will be subject to Compatibility Standards along the north and east property lines adjacent to the SF-2, SF-3 zoning and existing single-family residential uses.

3. *The proposed zoning should allow for a reasonable use of the property.*

The GO-MU zoning district will permit the applicant to develop senior housing (Retirement Housing-Large Site, Retirement Housing-Small Site, Convalescent Services, etc.) at this location in combination with the expansion of the existing conditional Community Recreation use and Day Care Facility on the site.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is currently developed with a community recreation use with a day care facility. There are single family residences to the north. To the east, there is an office complex and single family/duplex residential uses along Bell Avenue. There is a medical office use to the west. The tracts of land to the south, across Jollyville Road, are developed with a day care facility and office.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Comprehensive Planning

Monday July 23, 2018

LO TO GR-MU

This property is located on the east side of Jollyville Road, on a 2.74 acre property, which contains the Asian American Cultural Center LLC, which is used for cultural classes, recreation uses, and a day care, which is contained in one large building and several smaller buildings on the site. Surrounding land uses includes single family housing and commercial uses (along US 183) to the north; single family housing, a Montessori School, and medical office buildings to the south; office buildings; a temple, and single family housing to the west; and several office buildings, single family housing, a commercial gym, and a large auto dealership to the east. The proposed use is to continue the existing uses (day care, recreation center), but expand the cultural center, and add a tea house and senior living housing.

Connectivity

There are bike lanes on both sides of Jollyville Road in this area but the public sidewalks system is intermittent in this area, with the majority of the lots having no public sidewalks, mostly due to the large open swale system along Jollyville Road. There is a CapMetro transit stop located a half a mile away on US 183 frontage road. The Walkscore for this area is **41/100, Car-Dependent**, meaning most errands require a car. There is no existing urban trail within a mile of this property.

Imagine Austin

The property is located along an '**Activity Corridor**', (Jollyville Road) as identified on the Imagine Austin's Growth Concept Map. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following policies apply to this request:

- ☐ **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- ☐ **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- ☐ **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property: (1) being located along an Activity Corridor that supports a mixture of uses, including housing, recreation, civic, and commercial uses; and (2) the Imagine Austin policies above that supports a mix of uses along corridors, the proposed project appears to support the policies and Growth Concept Map of the Imagine Austin Comprehensive Plan. It is hoped in the future that a complete public sidewalk system is installed along Jollyville Road to access retail uses and the Cap Metro stops located within a half a mile of this site.

Environmental

Wednesday July 25, 2018

The site is located over the Edwards Aquifer Recharge Zone. The site is located in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 sq. ft. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. The site is located in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when a site plan is submitted.

The site is subject to compatibility standards along the north and east property lines:

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.

A landscape area at least 25 feet wide is required along the eastern property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro
Jollyville Road	96'	MAD-4	Major Arterial	Yes	Yes, Bike Lane	Yes

Water and Wastewater

Friday July 13, 2018

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



Asian American Cultural Center

11713 Jollyville Road • Austin, Texas 78759 USA

Phone: 512-336-5069 • Fax: 512-336-5075 • www.asianamericancenter.com

July 12, 2018

Hand Delivered

Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Rd., 5th Floor
Austin, Texas 78704

Re: Rezoning of 11713 Jollyville Road, Asian American Cultural Center

Dear Greg:

Please find attached a copy of our zoning application for the Asian American Cultural Center, LLC, which owns 11713 Jollyville Road, Austin, Texas 78759. This 2.74 acre tract is currently zoned LO and used by our community for cultural classes, Japanese dance, martial arts, yoga, Asian language classes, workshops, and a childcare center. The request is for GR-MU zoning to allow for an expansion of the cultural center. This redevelopment effort will provide services for a wider spectrum of individuals and include a variety of activities for all. In addition, the long-term plan is to also provide housing for seniors, so the community can support and embrace our elders.

We appreciate your consideration of our application and are available to answer any questions you may have. Should you have any question, please feel free to contact me at 512-336-5069.

Very truly yours,

Amy Wong Mok
President & CEO

Enclosure